

CITY OF PHILADELPHIA
CITY COUNCIL COMMITTEE ON RULES
HEARING ON BILL NO. 110184

TRANSCRIPT OF HEARING, taken

by and before JOSEPH P. DROMGOOLE, Professional
Reporter and Notary Public, at City Hall, Room
494, 1450 John F. Kennedy Boulevard,
Philadelphia, Pennsylvania 19107, on Wednesday,
May 4, 2011, commencing at 10:11 a.m.

A P P E A R A N C E S:

COMMITTEE ON RULES:

COUNCILMAN JAMES F. KENNEY, Vice-Chair

COUNCILMAN FRANK DICICCO

COUNCILMAN FRANK RIZZO

COUNCILWOMAN DONNA REED MILLER

COUNCILMAN W. WILSON GOODE, JR.

COUNCILMAN WILLIAM K. GREENLEE

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1 COUNCILMAN KENNEY: Good
2 morning. Council Committee on Rules has
3 a quorum with members Rizzo, DiCicco,
4 Greenlee and Goode. I'm Councilman
5 Kenney. I'm the vice chair of the
6 committee chairing the committee today.

7 The only bill that we have for
8 consideration today is Bill Number
9 110184, which is an ordinance amending
10 Title 14 of The Philadelphia Code,
11 relating to "Zoning and Planning," by
12 amending Chapter 14-300, entitled
13 "Commercial Districts," by amending
14 Section 14-305 (7)(e)(.2)(b) by exempting
15 certain corner lots from the application
16 thereof, under certain terms and
17 conditions; and amending the Philadelphia
18 Zoning Maps by changing the zoning
19 designations of certain areas of land
20 located within the area bounded by Walnut
21 Street, 8th Street, Locust Street, and
22 9th Street, all under certain terms and
23 conditions.

24 Mr. Kramer, please identify

1 yourself for the record.

2 MR. KRAMER: Good morning,
3 Councilman Kenney and Members of the
4 Rules Committee. I am William Kramer,
5 Division Director of the Development
6 Division of the Philadelphia City
7 Planning Commission. I am here today to
8 testify on Bill Number 110184, which was
9 introduced into City Council on March
10 10th, 2011.

11 Bill Number 110184 amends the
12 Philadelphia Zoning Maps by rezoning a
13 portion of the block bounded by Walnut
14 Street, 8th Street, Locust Street and 9th
15 Street from the existing zoning
16 designation of "C4" Commercial to a
17 proposed zoning designation of "C5"
18 Commercial. Additionally the bill amends
19 section 14-305(7)(e)(.2)(b) of the
20 Philadelphia Zoning Code to provide for
21 relief from setback restrictions above a
22 certain height along Walnut Street.

23 Currently on site is a parking
24 structure with retail space on the ground

1 floor which is intended to be the base
2 for an additional twelve stories of a
3 medical office building.

4 The Philadelphia City Planning
5 Commission at its meeting of April 19th,
6 2011, considered Bill Number 110184 and
7 recommended that it be improved.

8 The City's Law Department had
9 requested a technical amendment to the
10 language of this Bill and I will
11 respectfully submit it for your
12 consideration.

13 That's the conclusion of my
14 testimony. I will be happy to answer any
15 questions of the Committee at this time.

16 COUNCILMAN KENNEY: Thank you,
17 Mr. Kramer. Please let the record
18 reflect that Councilwoman Donna Reed
19 Miller is also in attendance.

20 Any questions for Mr. Kramer?
21 Seeing none, Mr. Gattuso, please, and
22 Mr. Mahoney.

23 Good morning. Please identify
24 yourself for the record.

1 MR. GATTUSO: Good morning. My
2 name is John Gattuso. I'm the regional
3 director and senior vice president of
4 Liberty Property Trust.

5 Good morning. On behalf of
6 Liberty Property Trust and Parkway
7 Corporation, I thank you for providing
8 the opportunity to speak in support of
9 Bill Number 110184 as amended, which will
10 provide for the rezoning of the 800 block
11 of Walnut Street from C-4 to C-5, and for
12 the establishment of a 260-foot maximum
13 permitted building height at corner
14 parcels along the south side of Walnut
15 Street between Broad and Sixth Streets.
16 This proposed ordinance, together with
17 companion legislation in the form of Bill
18 Number 110231, will enable the
19 development of a new high-rise office
20 building at the southwest corner of 8th
21 and Walnut Streets.

22 Our proposed project consists of
23 a 12-story, 153,000 square foot office
24 building to be developed above the

1 existing 7-story parking garage at 8th
2 and Walnut Streets. It will be 100
3 percent leased and occupied by the
4 University of Pennsylvania Health System
5 to be used as medical offices. Liberty
6 and Parkway are proud to partner with an
7 institution which has a storied history
8 and tradition in Philadelphia and boasts
9 the first medical school and first
10 hospital in the nation. This building
11 will support Penn Health in continuing to
12 provide high quality patient care and
13 service within the city.

14 In order to frame the need for
15 the zoning ordinance in front of you
16 today, let me summarize the history of
17 the development of the block on the south
18 side of Walnut Street between 8th and 9th
19 Streets.

20 In 1989, the existing 7-story
21 parking garage was constructed
22 encompassing this block. As part of the
23 Urban Renewal Plan created for this
24 block, two residential towers were

1 proposed on the top of the garage and
2 were envisioned to arise in excess of 280
3 feet. The garage was designed and
4 constructed to structurally accommodate
5 these residential towers. In 2002, Wills
6 Eye Hospital completed a 147,000 square
7 foot building in place of the western
8 residential tower at 9th and Walnut
9 Streets. This development approach
10 amended the Urban Renewal Plan to
11 accommodate the change in use from
12 residential to office. In addition, a
13 zoning variance was required in order
14 that, that proposed development be able
15 to exceed the permitted density of the
16 C-4 Zoning District.

17 Our proposed project at 8th and
18 Walnut Street completes the original
19 Urban Renewal Plan by substituting a
20 smaller office building in place of the
21 second residential tower. The original
22 project had received all approvals for a
23 323,000 square foot tower rising 280 feet
24 in height. This is 20 feet higher than

1 our proposed building.

2 This proposed ordinance allows
3 for the master planned, twin tower
4 project initially envisioned by the Urban
5 Renewal Plan to be realized by utilizing
6 the additional density permitted under
7 C-5 zoning, and allowing for a 260-foot
8 high tower.

9 Our proposed building will
10 designed and constructed to attain
11 L.E.E.D. certification from the US Green
12 Building Council, making it one of the
13 most environmentally friendly and energy
14 efficient buildings in Center City
15 Philadelphia. We have worked with the
16 Planning Commission to analyze the
17 project relative to the proposed new
18 zoning code and it complies with all
19 material aspects of the new code,
20 including the proposed "sky visibility"
21 requirements. In addition, we have
22 received design approval for the project
23 from both the Art Commission and the
24 Redevelopment Authority's Advisory Board

1 of Design.

2 Since our first public
3 informational session at the Planning
4 Commission meeting in February we have
5 presented the project to the Washington
6 Square West Civic Association and have
7 reached out to the various constituents
8 in the neighborhood and have revised the
9 design of the building to accommodate the
10 substantial majority of their requests.

11 In addition, a traffic study has
12 been completed in connection with the
13 proposed project. This study, undertaken
14 by Urban Engineers, has determined that
15 during peak traffic periods this
16 development will result in less than a
17 one second impact at the intersections of
18 8th and Walnut Streets and 9th and Walnut
19 Streets and these intersections will
20 maintain their current "Class B level of
21 service."

22 This project will be the first
23 significant office development in Center
24 City Philadelphia since the completion of

1 the Comcast Center in 2008 creating in
2 excess of 450 construction jobs and
3 representing a private investment of
4 approximately \$70,000,000 without the
5 need for any public subsidy, except for
6 the existing as-of-right real estate tax
7 abatement.

8 Thank you for your favorable
9 consideration of this ordinance which
10 will enable this important project to
11 proceed.

12 COUNCILMAN KENNEY: Thank you
13 very much for your testimony. Do you
14 have anything to add? Please identify
15 yourself for the record.

16 MR. MAHONEY: Yes. My name is
17 Kevin Mahoney. I'm senior vice president
18 and chief administrative officer and vice
19 dean of the School of Medicine at the
20 University of Pennsylvania. I apologize
21 for my tardiness. I didn't anticipate
22 the weather and traffic a little bit.

23 I just want to give a little
24 sense as to Pennsylvania Hospital's plans

1 for the future and why this project is
2 important to us.

3 Pennsylvania Hospital, different
4 than the University in West Philadelphia,
5 the nation's first hospital has been in
6 this location for 251 years. And we
7 continue to grow. And the hospital is
8 doing well. It's serving the community.
9 The growth is coming from a variety of
10 reasons, one of which is we're one of the
11 few hospitals left in Philadelphia that
12 continues to deliver babies despite the
13 malpractice crisis. And we continue to
14 grow in that regard. And also the cancer
15 and neurosurgical specialties are
16 growing quite rapidly.

17 We understand the impact on the
18 community, so we studied where we could
19 expand. We looked at building higher on
20 top of the existing buildings. We looked
21 at the building across the street. We
22 looked at tearing down surrounding areas
23 and we felt that the quickest way and the
24 easiest way forward was to build on top

1 of the garage at 8th Street and Walnut.
2 We felt it would create jobs sooner in
3 the construction industry. As John
4 mentioned, it also uses Liberty's capital
5 for the project versus the University.
6 It allows us to invest in other medical
7 technologies as opposed to the
8 buildings. Using the existing parking
9 garage also would hopefully get some of
10 the traffic off of the 8th and Spruce
11 intersection, which is quite congested.

12 So this is for us a good new
13 start and it's continued growth of
14 Pennsylvania Hospital. And we appreciate
15 your consideration.

16 COUNCILMAN KENNEY: Thank you
17 very much for your testimony, for your
18 presence in Philadelphia. Both my
19 children were born in Pennsylvania
20 Hospital, so I thank you.

21 Any questions for these
22 witnesses? Seeing none, thank you very
23 much. Mr. Primavera, Mr. Patterson and
24 Mr. Beauvais.

1 MR. PRIMAVERA: Good morning,
2 Chairman, members of the committee. Carl
3 Primavera. I'm here obviously with
4 Darwin Beauvais, he'll speak for himself
5 as he always does, and Ron Bowlan, vice
6 president with Thomas Jefferson
7 University. I'm representing the
8 University and University Hospital
9 today.

10 We had sent a letter to
11 Councilman DiCicco April 27th outlining a
12 series of concerns on behalf of the
13 city's stakeholders. And we're now
14 unbundling those in a way that hopefully
15 will assist in resolving the issues.

16 Wills has their own counsel.
17 And they're working directly with Liberty
18 to address various issues. And Darwin,
19 who just Monday started a new position
20 with Zarwin and Baum, will speak on
21 behalf of the St. James, which is the
22 apartment building immediately across the
23 street. They have concerns.

24 Thomas Jefferson University

1 Hospital have concerns primarily around
2 the availability of parking. We're going
3 to be dispossessed out of a garage as a
4 result of this project. We met with
5 Mr. Zuritsky and we're going to be
6 meeting probably next week to talk about
7 how we can efficiently, safely and
8 affordably relocate both our customers
9 and our staff so that our operations in
10 the facilities aren't negatively impacted
11 by the growth and the development.

12 Also there's a series of issues
13 surrounding traffic circulation. We may
14 look to make some revisions on our campus
15 so that we can offset some of the
16 issues. And we may be talking to
17 Councilman DiCicco about that, kind of a
18 mitigation plan. And then also
19 collectively and collaboratively
20 hopefully we're going to be able to talk
21 about eliminating confusion, because now
22 we have three hospitals in the same
23 neighborhood, and we want to make sure
24 that people who are going to one know

1 where to park, they don't end up being in
2 the wrong place at the wrong time,
3 because there are going to be a lot of
4 people obviously coming for three
5 different hospitals. Unless you're
6 sophisticated and you know the
7 neighborhood and you know where you have
8 to go it's easy to just walk into a
9 hospital building and be surprised. And
10 then you have to move your car, you're
11 not going to get compensated. A variety
12 of operational issues.

13 So with the Councilman's support
14 we're going to be meeting next week with
15 Liberty as well as Parkway. We're
16 requesting that the rules not be
17 suspended so that will give us time.

18 There was a companion streets bill that
19 was heard last week. So I'm reasonably
20 confident that at our meeting next week
21 we'll be able to work through our
22 institutional issues and hopefully set a
23 blueprint for success for all
24 institutions moving forward.

1 COUNCILMAN KENNEY: The issues
2 you raised don't seem to be necessarily
3 that unsurmountable.

4 MR. PRIMAVERA: They're not
5 insurmountable, they're complicated and
6 they're worrisome. I mean Ron is in
7 charge of all the facilities for
8 Jefferson, the parking, the hospital
9 employees, so he's kind of -- he's got
10 some extra gray hair trying to figure all
11 this out now. And it's just going to get
12 more difficult. I guess the good news is
13 it's good for Philadelphia because we are
14 a health care --

15 COUNCILMAN KENNEY: It's a good
16 problem to have.

17 MR. PRIMAVERA: So he's
18 confident to know that we're not going to
19 be lacking for parking and for the type
20 of safe and efficient campus that we need
21 collectively.

22 Ron, do you have anything to
23 add?

24 COUNCILMAN KENNEY: Please

1 identify yourself for the record.

2 MR. BOWLAN: I'm Ron Bowlan,
3 vice president for Thomas Jefferson
4 University. One of our primary goals in
5 trying to make parking in and around our
6 campus is to make sure that there's
7 capacity available for patients and
8 visitors directly adjacent to the
9 buildings they need to be able to go to.
10 And those -- those garages primarily on
11 10th and Chestnut operate at or near
12 capacity during peak times every week.
13 And there are a lot of -- and we manage
14 that by trying to push employees, staff
15 to -- you know, to the outer reaches of
16 the -- of the garage or off-site.
17 There's parking subsidies and mass
18 transit subsidies.

19 So given that we are operating
20 at capacity and then we will be losing
21 somewhere, you know, between two and 300
22 daily spaces as part of this project it's
23 something we really have a lot of
24 interest in and we really need to figure

1 out.

2 COUNCILMAN KENNEY: And TJ gets
3 a lot of primo parking, I guess, at Penns
4 Landing and places like that?

5 MR. BOWLAN: We subsidize that
6 fairly heavily, too.

7 COUNCILMAN KENNEY: Well, I
8 would also think that some of the more
9 remote lots, if that similar situation
10 could be accomplished, would benefit also
11 because they would be getting extra
12 business and the City would be getting
13 the extra parking tax that would be going
14 to potentially private lots.

15 Counselman DiCicco.

16 COUNCILMAN DICICCO: Thank you,
17 Mr. Chairman. Yesterday we had a
18 discussion about the number of spaces
19 available in a two or three-square block
20 area. I'm going to say --

21 MR. PRIMAVERA: 3,000.

22 COUNCILMAN DICICCO: 3,000.

23 MR. PRIMAVERA: We were talking
24 earlier. And Mr. Wilson says that they

1 can help us. They're in that business,
2 so they have -- they believe they have
3 control over an adequate supply as long
4 as we can identify where it is, the cost
5 structure. And they were saying earlier
6 that they would maintain the same cost
7 structure so that we wouldn't see a
8 traumatic increase as a result of losing
9 our position in this garage. So the
10 compensations are very positive. And,
11 you know, I think the reality is that
12 moving forward the three institutions,
13 the two Jefferson entities, Wills and
14 Pennsylvania Hospital, I think they just
15 need to get comfortable with
16 collaborating on common issues, because
17 it's going to continue, I think, to be a
18 growth area for the city and for the
19 hospitals.

20 COUNCILMAN DICICCO: And that
21 issue was discussed thoroughly yesterday
22 in my office, the parking situation and
23 the need to accommodate that shift, if
24 you will, from the current lot to --

1 garage to other facilities.

2 MR. PRIMAVERA: Ross, you're
3 going to have to identify yourself.

4 MR. WILSON: I'm Ross Wilson,
5 senior vice president of Parkway
6 Corporation. Just to put it in
7 perspective, there are over 70,000 public
8 parking spaces in Center City. Within a
9 five-minute walk of the Jefferson campus
10 there are about 13,000 spaces. Within
11 that 13,000 spaces Parkway controls 3,000
12 spaces. The City Planning Commission has
13 a report on Center City parking that
14 suggests that their garages on average
15 our 82 percent occupied. So out of that
16 13,000 spaces there are probably 1,800
17 that are vacant.

18 We as a matter of routine move
19 groups of monthlies, not our contractual
20 cars between our various facilities. And
21 we're 100 percent confident that we can
22 move all of the cars that might be
23 affected by this to other facilities that
24 are within a five-minute walk of the

1 Jefferson campus.

2 COUNCILMAN KENNEY: Thank you
3 very much. Sir, are you through with
4 your testimony?

5 MR. PRIMAVERA: Yes.

6 COUNCILMAN KENNEY: Could you
7 identify yourself?

8 MR. BEAUVAIS: My name is Darwin
9 Beauvais. I'm here --

10 COUNCILMAN KENNEY: Hold on. Do
11 me a favor, would you please pull the
12 microphone closer to you?

13 MR. BEAUVAIS: I represent the
14 St. James. Just as Thomas Jefferson and
15 Carl Primavera suggested, we're more than
16 willing to sit down and have a
17 discussion, but I want the Committee to
18 realize that initially there are three
19 main issues for the residents that are
20 going to live next door. One is the
21 issue with the mechanicals. There was a
22 suggestion that the design would be
23 tweaked, because I believe the windows
24 would be at around three -- three

1 by-three and looked too much like a jail
2 cell. Four -- three is the fact that
3 there's a five-foot encroachment coming
4 closer to the St. James and the residents
5 are up in arms.

6 Now, parking because -- there
7 hasn't been any discussions or a lengthy
8 sit-down. And I understand that they
9 were invited to meetings, public
10 meetings, but nevertheless it -- it
11 wasn't -- so I'm asking that the
12 Committee not suspend the rules.

13 I have committed on behalf of
14 St. James to sit down and meet with --
15 with the developer. What I believe the
16 point of contention will be is this fight
17 for encroachment. And I would ask that
18 the design team actually sit down with
19 several of us to -- to give us their
20 justification and maybe we could -- we
21 could change everyone's perspective.

22 COUNCILMAN KENNEY: I guess with
23 all development, high-rise development or
24 otherwise we have these ongoing

1 conversations. I remember similar
2 conversations going on with the
3 development of the St. James. Everything
4 seemed to work out okay and people are
5 happy. We're happy with that particular
6 project. And I would think that in the
7 end everybody will be happy with this
8 one.

9 MR. BEAUVAIS: That's what we
10 hope.

11 COUNCILMAN KENNEY: Councilman
12 DiCicco.

13 COUNCILMAN DICICCO: Thank you,
14 Mr. Chairman. Do you have a date set for
15 that meeting?

16 MR. BEAUVAIS: No, but I am
17 committing to make sure that happens.

18 COUNCILMAN DICICCO: I would
19 urge you to do that because I had maybe
20 an hour or so, maybe an hour-and-a-half
21 meeting in my office yesterday and some
22 of the -- the three issues that you spoke
23 about were discussed quite thoroughly.
24 There will be adjustments made to the

1 size of the windows and there will be
2 significant adjustments made to the
3 mechanicals so as to minimize, if you
4 will, the aesthetic issue that -- that
5 the folks who live in the St. James might
6 be concerned about, so -- and they're --
7 they're working to make this project a
8 good project.

9 Everybody wants 100 percent. As
10 you know, no one gets 100 percent. But I
11 think all things considered this is going
12 to be an improvement to that -- to that
13 intersection. And I think that the
14 St. James folks will -- in my opinion I
15 believe will be satisfied with the
16 efforts that are being made on the part
17 of Liberty Trust to accommodate their
18 concerns.

19 I think that the biggest problem
20 I've seen is there's been a communication
21 issue depending on what side you're
22 standing on. I believe what from I've
23 seen in written documents and
24 conversation that Liberty Trust has made

1 every effort to reach out to the
2 management, Stonehenge, I think it is,
3 Dan Sablosky, but for whatever reason
4 those meetings never took place. But I
5 don't think it's because of any foot-
6 dragging on behalf of Liberty Trust.

7 MR. BEAUVAIS: In -- in fairness
8 I did speak to Stonehenge. And they --
9 they believe that overtures were -- that
10 the time frame that they were being, you
11 know --

12 COUNCILMAN DICICCO: I know
13 they're your clients and you need to
14 represent them, but I have a totally
15 different point of view on that -- that
16 issue.

17 MR. BEAUVAIS: Well, I'm -- I'm
18 hoping we can -- we can start all over
19 again.

20 COUNCILMAN DICICCO: I will ask
21 this committee not to suspend the rules,
22 but I will ask that the bill be voted on
23 favorably. But I don't want hold this,
24 hold this forever. So you need to get

1 your client to sit down and discuss those
2 issues as soon as you can. Thanks.

3 MR. BEAUVAIS: Thank you.

4 COUNCILMAN KENNEY: I will
5 reiterate what I said earlier, with all
6 the issues that we deal with in this
7 council and in the city these are like
8 really good problems to have as compared
9 to some of the other issues we have
10 facing other parts of the city. And
11 we're talking about, you know, real --
12 real construction and real jobs and real
13 expansion of one of the most important
14 industries in our region and that's
15 health care. So I think despite the fact
16 they have to be worked out they're not
17 bad problems to have.

18 Councilwoman Miller I believe
19 has some questions. I think John Gattuso
20 has to come back.

21 COUNCILWOMAN MILLER: Yes, I
22 have a couple of questions. Darwin, a
23 point you made, where does the St. James'
24 residents park now?

1 MR. BEAUVAIS: They -- they --
2 they'll --

3 COUNCILWOMAN MILLER: They have
4 their own parking?

5 MR. BEAUVAIS: No, they'll --
6 they'll have -- they'll park throughout.

7 COUNCILWOMAN MILLER: Excuse
8 me?

9 MR. BEAUVAIS: They'll park --
10 they'll find parking.

11 COUNCILWOMAN MILLER: Okay.

12 COUNCILMAN DICICCO:
13 St. James -- excuse me, if I may,
14 St. James has parking on their facility.
15 They have their own parking garage.

16 MR. BEAUVAIS: I don't think
17 it's for -- for each one --

18 COUNCILMAN DICICCO: I believe
19 that --

20 MR. BEAUVAIS: I mean --

21 COUNCILMAN DICICCO: I believe
22 that they have enough space in there to
23 accommodate.

24 MR. BEAUVAIS: And that's not

1 our issue, so --

2 COUNCILMAN DICICCO: But to
3 answer the Councilwoman's question, it is
4 a fairly new construction. It was built
5 within the last ten years as an apartment
6 building. And I don't know if they
7 started to convert to condos or not.
8 There is a garage.

9 COUNCILWOMAN MILLER: Okay.

10 COUNCILMAN DICICCO: A quite
11 large garage.

12 COUNCILWOMAN MILLER: And I was
13 wondering how many spaces will be
14 available in this -- how many spaces are
15 available in the current garage and --
16 and how many office spaces are going to
17 be built, how many office -- offices will
18 be built in -- in this new addition?

19 MR. GATTUSO: Councilwoman, the
20 new building investment proposed is a
21 153,000 square feet in a 12-story
22 building. It is leased in its entirety
23 to the Penn Health System. And what
24 we've been informed by Penn as to their

1 intent would be to take certain doctors
2 offices that are currently in their
3 campus and relocate them to this new
4 building. I don't know off of the top of
5 my head how many individual doctors that
6 involves. And perhaps Mr. Mahoney might
7 be able to have that information as an --
8 as an estimate.

9 COUNCILWOMAN MILLER: So
10 actually I guess the space is there and
11 it will be based on the need of the
12 doctor how much will be determined?

13 MR. GATTUSO: The existing
14 garage has 685 spaces. 650. And the
15 majority of it is used as a transient
16 garage so that people come in and park
17 for a couple of hours and then leave. So
18 the garage was initially sized,
19 Councilwoman, to take two apartment
20 towers above it and to provide parking
21 for all those residential towers. It's
22 being developed at a much lower density
23 than what it was originally planned to,
24 to accommodate those two residential

1 towers.

2 COUNCILWOMAN MILLER: But we're
3 talking about Pennsylvania Hospital or
4 University of Pennsylvania?

5 MR. GATTUSO: Pennsylvania
6 Hospital is an affiliate of UPenn.

7 COUNCILWOMAN MILLER: All
8 right. Because I got a little bit
9 confused. You know, in the testimony you
10 said University of Penn and now you refer
11 to Penn.

12 MR. GATTUSO: Yes.

13 COUNCILWOMAN MILLER: And I did
14 not know that was an affiliate. I did
15 not know that.

16 MR. GATTUSO: Yes.

17 COUNCILWOMAN: And I have one
18 other question about your construction.
19 Do you happen to have an equal
20 opportunity plan to go along with this
21 \$70,000,000 construction?

22 MR. GATTUSO: Yes,
23 Councilwoman. As you appropriately point
24 out, this \$70,000,000 project -- actually

1 Liberty's total construction cost is
2 about \$35,000,000, our construction
3 cost. And we have developed and
4 submitted to the Redevelopment Authority
5 and it has been approved by the
6 Redevelopment Authority an economic
7 opportunity plan, which addresses not
8 only minority and disabled firms, but
9 also employment. That plan I'm glad to
10 submit to the Committee. But it provides
11 for up to 15 to 20 percent and equals
12 between five and ten percent. And that's
13 just with regards to disabled enterprises
14 for this project. And we'll make that
15 available for the public record.

16 COUNCILWOMAN MILLER: I assume
17 that Councilman DiCicco has a copy of
18 that?

19 MR. GATTUSO: Actually,
20 Councilwoman, I'll leave one here to go
21 along with my testimony, too.

22 COUNCILWOMAN MILLER: All right,
23 thank you. Thank you.

24 COUNCILMAN KENNEY: Councilman

1 Goode.

2 COUNCILMAN GOODE: I'll just ask
3 the sponsor of the bill if we can have
4 the EOP attached as an exhibit to the
5 bill. Thank you.

6 COUNCILMAN KENNEY: Thank you
7 very much. Any other questions for these
8 witnesses?

9 Mr. Beauvais, do you have
10 anything else?

11 MR. BEAUVAIS: No. Thank you.

12 COUNCILMAN KENNEY: Thank you.
13 Anyone else to testify on this bill?
14 Seeing none we'll -- also I would like to
15 announce that Bill Number 110185 is being
16 held at the request of the sponsor. And
17 that will conclude our public hearing.

18 We'll now convene a public
19 meeting. The Chair recognizes Councilman
20 DiCicco for the approval of the amendment
21 to Bill Number 110184.

22 COUNCILMAN DICICCO: Thank you,
23 Mr. Chairman. I move that the amendment
24 to Bill Number 110184 be approved.

1 COUNCILMAN GREENLEE: Second.

2 COUNCILMAN KENNEY: Moved and
3 seconded. All in favor?

4 COMMITTEE MEMBERS: Aye.

5 COUNCILMAN KENNEY: There are
6 none opposed. The bill is so amended.
7 The Chair recognizes Councilman DiCicco.

8 COUNCILMAN DICICCO: Thank you,
9 Mr. Chairman. I move that Bill Number
10 110184 as amended be reported out of this
11 Committee with a favorable recommendation
12 and a further recommendation made for
13 rules suspension.

14 COUNCILMAN GREENLEE: Second.

15 COUNCILMAN KENNEY: Moved and
16 seconded. All in favor.

17 COMMITTEE MEMBERS: Aye.

18 COUNCILMAN KENNEY: Hearing none
19 opposed, Bill Number 110184 as amended be
20 reported out of this Committee favorably
21 and a request made for rules suspension
22 to allow first reading at our next
23 Council session. That concludes the
24 business of the Rules Committee. Thank

1 you very much for your time.

2 (At this time, the Committee on

3 Rules session concluded at 10:40 a.m.)

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C E R T I F I C A T I O N

I, Joseph P. Dromgoole,
Professional Reporter and Notary Public for
the State of Pennsylvania, do hereby certify
the forgoing to be a true and accurate
transcript of my original stenographic notes
taken at the time and place hereinbefore set
forth.

Joseph P. Dromgoole

Professional Court Reporter

Notary Public

(My commission expires June
of 2011)

Date:

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